

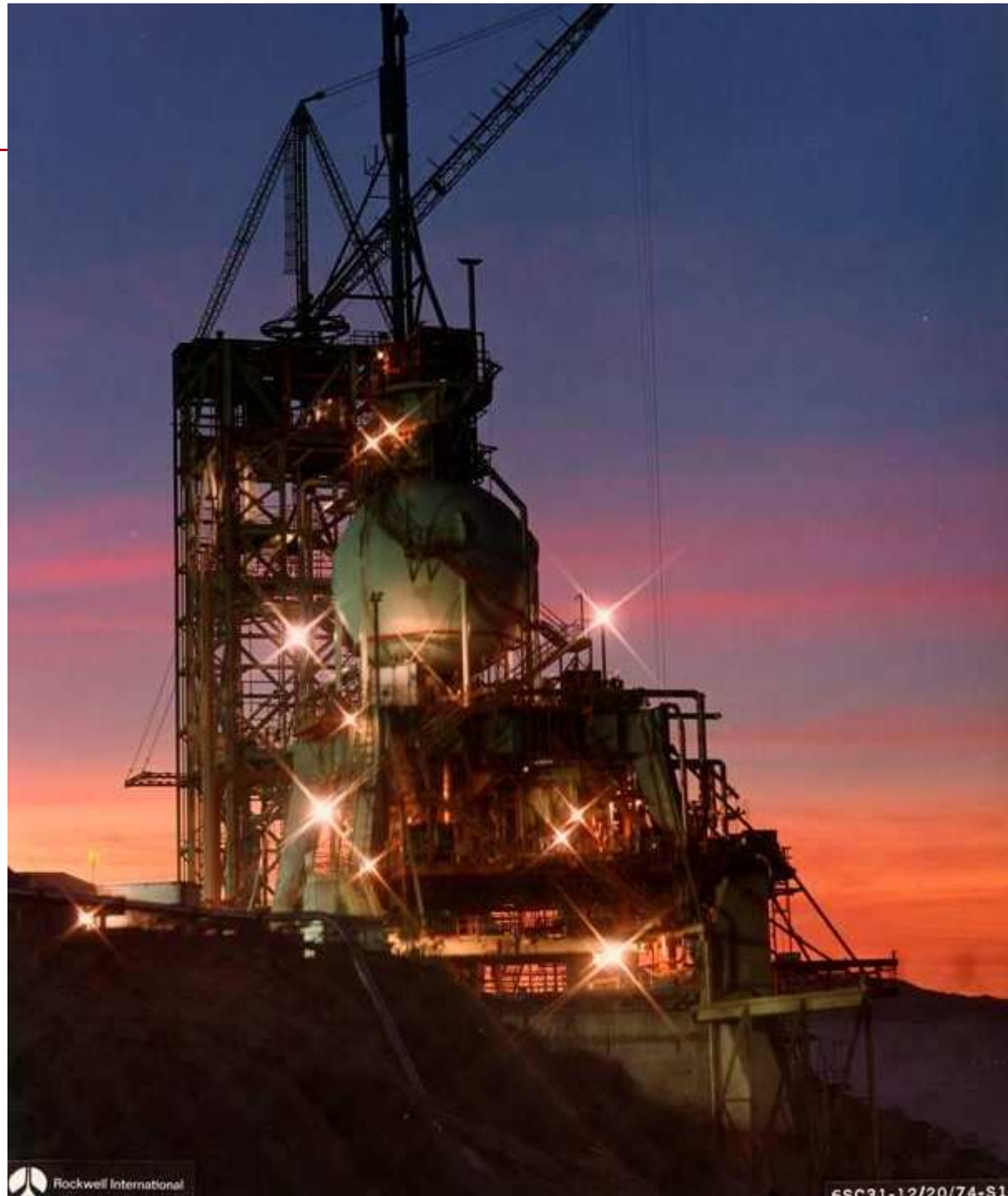


Santa Susana Field Laboratory Disposition

Facilities Engineering & Real
Property (FERP)
Planning & Real Estate Branch

FERP Symposium LaRC







Recommended Installation Closures

- Santa Susana Field Laboratory was recommended and approved for closure at the June 2006 OMC.
- SSFL was determined to have no long-term strategic or program requirement, and could be scheduled for closure:
- Ventura County near Los Angeles, CA - 452 acres and 137 structures, operated by Boeing-Rocketdyne
- Santa Susana Field Laboratory separated into 4 area's Area 1 (Alpha) Area 2 (Bravo) Area 3 (Coca) Area 4 (Delta)
- Part of Area 1 and all of Area 2 belong to NASA



Santa Susana Field Laboratory

- From 1940s to 2005, rocket engine testing - most recently for Space Shuttle Main Engines
- Shuttle/SSME/FERP Strategy Meetings
- Significant environmental issues: \$ 53M estimated environmental liability; remediation underway
- Contractor and NASA Real & Personal property is commingled



NASA Requirements

NASA does not have direct authority for disposal of Real Property thus must comply with Federal Property & Administrative Services Act 40 U.S.C. 471 et seq.

- MSFC declared SSFL as excess to its needs.
 - Agency-wide screening to determine agency need of SSFL – (Shuttle Program/Orbiter continued use of CT and Hydrogen Lab until September of 2008.
 - FERP coordination with Environmental Management Div. (EMD) to ensure closure requirements of CERCLA & RCRA are addressed.
- NPD8800.16



NASA Requirements Con't

- Environmental Remediation responsibility remains with NASA until complete
- Safety Baseline Survey
- Property Inventory Report/Physical Review
- Full Title Report
- Environmental Baseline Survey NEPA Compliance
- Legislative Jurisdiction Determination
- Review for legal sufficiency



Lesson's Learned

- Identified and formed a SSFL Core Group (FERP, GSA, EMD, SSME, Safety, Security, Logistics, Public Affairs) from the beginning. Early collaborative effort necessary.
- Coordination between NASA and site management (Boeing) .
- Regular agency representation at SSFL necessary.
- Safety, Historic, and Cultural assessments.
- Accurate inventory necessary for Declaration of Excess, took 2 years to achieve.
- Accurate 3rd party on-site usage and property identification.
- Co-mingled inventories



Lesson's Learned Con't

- Arial vs GPS and or Ground Survey
- Updated Documentation
 - Easements, right-of-way, Permits, License, Lease, Mou.
- Utility/Infrastructure documentation updated
- Lastest Site Accessor's Survey



SSFL Risks

- Drivers
 - Regulatory-Surface Water Discharge
 - Consent Order
- Public, Political and Media Influence
 - California SB990
 - Law Suits